

WEST, JERRY C.  
 WEST, HANNAH D.  
 705 HIGHLANDS COVE DR STE C  
 HIGHLANDS, NC 28741-9465  
 ACCOUNT NUMBER: 145793

## Macon County, North Carolina

Parcel: 7526206342  
 Tax Year: 2027  
 Reval Year: 2023  
 Appraised By: 25 on 05/12/2022  
 Information Source: E - ESTIMATE

**Tax Districts**  
 GENERAL COUNTY TAX, LANDFILL FEE RESIDENTIAL (1), CULLASAJA FIRE  
 DISTRICT TAX

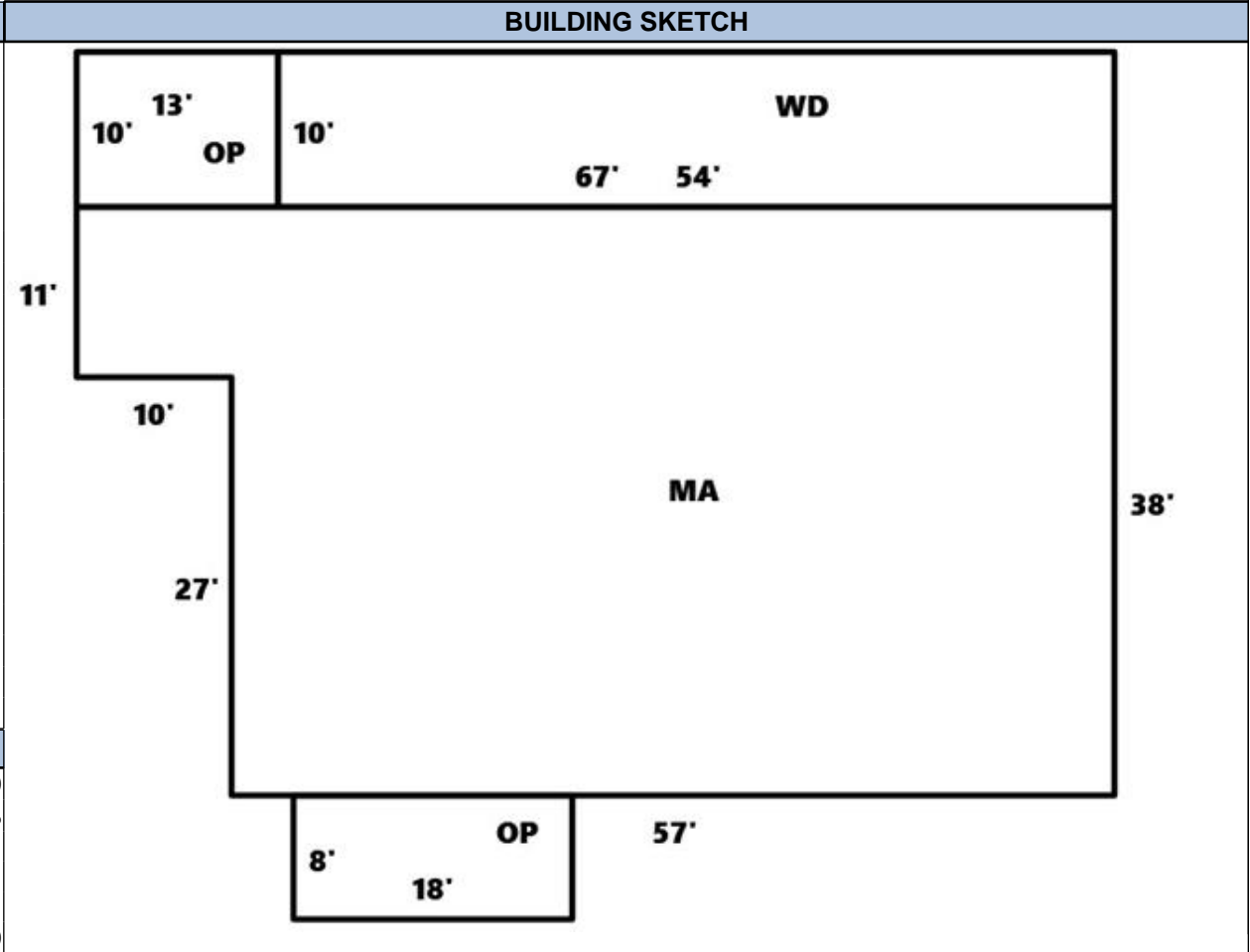
PARCEL INFORMATION		PROPERTY DESCRIPTION				SALES INFORMATION			
<b>Address:</b>	2206 MOUNTAIN GROVE RD	MTN GROVE				<b>Date</b>	<b>Sales Price</b>	<b>Valid</b>	<b>Book / Page</b>
<b>Neighborhood:</b>	02052 - MOUNTAIN GROVE	6.0600 AC				11/10/2022	599000	Y	F-42/798
		PERMIT INFORMATION				12/9/2011	305000	Y	R-34/1506
<b>Road Type:</b>	G - GRAVEL STATE	Code	Date	Permit #	Amount				
<b>Township:</b>	02 - MILLSHOAL								
<b>Utilities:</b>	S-1, W-1								
<b>View:</b>						<b>Plat Book:</b>	4	<b>Plat Card:</b>	7076

NOTES	VALUE SUMMARY
LISTED FOR 1,250,000 2/26 reduced to 799,000 4/26	<b>LAND:</b> 71,020 <b>BUILDING:</b> 437,970 <b>OBXF:</b> 72,100 <b>TOTAL APPRAISED:</b> 581,090 <b>DEFERRED VALUE:</b> 0 <b>NET TAXABLE:</b> 581,090

LAND DATA - MARKET VALUE													
MTH	CODE	DESCRIPTION	ZONING	TOPO 1	TOPO 2	PRICE PER ACRE	ACRES	ADJ 1	ADJ 2	ADJ 3	UTILITIES	VALUE	NOTES
1	A	0110	RESIDENTIAL	R		11,719	6.060	T-20			10,000	71,020	
<b>Total Acres:</b>							<b>6.060</b>	<b>Total Land Value:</b>				<b>71,020</b>	

OUTBUILDING DATA																	
CODE	DESC	GRADE	COUNT	LENGTH	WIDTH	UNITS	UNIT PRICE	STORIES	AYB	EYB	COND	PHYS	FOBS	EOBS	% CMPLT	TAX VALUE	NOTES
01	BARN					1					A					1000	
01	BARN	C				3000			1998	1998	A					69100	40X75 BARN
62	STORAGE, METAL UTILITY					1			1998	1998	A					2000	1/S MTL STORAGE

BUILDING DESCRIPTION	
VALUATION METHOD:	R - RESIDENTIAL
USE CODE:	D - DWELLING
STYLE:	C - CONVENTIONAL
FOUNDATION:	C - CONTINUOUS WALL
EXTERIOR WALL 1:	AV - ALUM/VINYL
EXTERIOR WALL 2:	
ROOF STRUCTURE:	G - GABLE
ROOF COVER:	A - ASPH SHINGLE
BEDROOMS:	4
FULL BATHS:	2
HALF BATHS:	
ADDITIONAL FIXTURES:	
FIREPLACE TYPE/CNT/OPN/CH:	SS/0/2/1
ELEVATOR TYPE/COUNT/STOPS:	
PHYS OVERRIDE:	
ECONOMIC DEPRECIATION:	
FUNCTIONAL DEPRECIATION:	
SPECIAL CONDITION CODE:	
SPECIAL CONDITION VALUE:	
DESCRIPTION:	1.5/S FR DWLG
REMARKS:	
HEATED SQUARE FEET:	2,605



BUILDING COMPUTATION	
REPLACEMENT COST NEW	521,410
PHYSICAL DEPRECIATION	16%
FUNCTIONAL DEPRECIATION	
ECONOMIC DEPRECIATION	
% COMPLETE	
REPLACEMENT COST NEW LESS DEPRECIATION	437,970

BUILDING SECTION DETAIL														
TYPE	AREA	#ST	HEAT TYPE	HEAT%	AIR%	SPRINKLER%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE
MA	2276	1.5	P		100%		C+10	1951	2005	A	84%			334770
FUS	329	1.0									84%			39000
LLR	912	1.0									84%			43200
OP	144	1.0									84%			5600
OP	130	1.0									84%			5000
WD	540	1.0									84%			10400